



*Basingstoke  
and Deane*

# The Historic Environment



Buildings of Local Interest  
Supplementary Planning Guidance

**February 2003**

Basingstoke and Deane Borough Council  
Planning, Environment and Transport Department

# 1.0 INTRODUCTION



**1.1** As part of the Council's environmental stewardship it is vital that there is effective protection of the historic built environment. The physical survivals of the Borough's past should be protected and valued for their own sake and as part of our cultural heritage.

**1.2** The purpose of this document is to set out the Council's aims and policies for the conservation of the Borough's unlisted historic buildings. While these buildings are not necessarily of listable quality, they undoubtedly add to the richness of the local built environment. This document should be read in conjunction with the guidance on Listed Buildings which provides detailed information on adapting, converting or extending historic buildings.

**1.3** This document was approved as supplementary Planning Guidance by Basingstoke and Deane Borough Council on 20 February 2003. As such it supports the policies of the Council concerning the historic environment. This document has been prepared in consultation with the general public, specialist conservation bodies and other interested parties. A full list of consultees, copies of their responses and details of the issues raised during consultation is available for inspection by appointment at the Planning, Environment and Transport Department during working hours.

**1.4** For further advice on this document, or to discuss an issue in more detail, please contact one of the conservation officers in the Environmental Regeneration Team on 01256 845414.

- 2.1** There are a large number of unlisted buildings in the Borough that are of local architectural or historic interest and importance. While these buildings are not currently considered to be of sufficient interest to merit statutory listing, they undoubtedly add to the richness of the local built environment, and should be preserved wherever possible.
- 2.2** The richness of the local built environment is defined in part by the local distinctiveness of the entire body of buildings - not only the more obviously architecturally or historically outstanding buildings, but also those that provide the background interest, and in fact form the greater proportion of the historic building stock.

- 2.3** The large-scale redevelopment and expansion of Basingstoke in the 1960's and '70's, and the cascade development that occurred in the surrounding towns and villages, has undoubtedly given the remaining buildings a greater importance, particularly in the urban centre of Basingstoke.
- 2.4** Most buildings of local interest will be of 19th and early 20th century origin, as most buildings earlier than 1840 are already statutorily listed.
- 2.5** The Council will encourage developers and owners to preserve buildings of local architectural or historic interest, not simply to view them as opportunities for new development. The Council will make every possible effort to ensure the appropriate preservation of such buildings within the Borough.

## BUILDINGS OF LOCAL INTEREST

2.0

### IDENTIFYING BUILDINGS OF LOCAL INTEREST

- 2.6** The Council will use criteria to identify which buildings it deems as being of local architectural or historic interest.
- 2.7** Due to the size of the Borough, it is considered that a comprehensive 'Local List' as has been compiled in smaller administrative areas, would be impractical. Instead, the use of a defined set of criteria, as set out in this Guidance Note is an objective and secure way of protecting buildings of local interest in a Borough the size of Basingstoke and Deane.
- 2.8** These criteria are based loosely on those for statutory listing, adapted for a local context. However, the criteria can only provide a framework within which judgements can be made in specific situations.

## 3.0 CRITERIA

### CRITERION 1: AGE AND INTEGRITY

**3.1** For a building to be considered to be of local architectural or historic interest, it must fall within one or more of the following age and integrity categories.

- (a)** Pre 1700: all buildings retaining significant evidence of original style, form and construction of the building.
- (b)** 1700- 1840: all buildings where the style, form and construction of the building is easily identifiable, and potentially restorable.

- (c)** 1840 - 1914: all buildings that are largely complete, and of good architectural or historic interest.
- (d)** 1914 - 1940: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that is largely unaffected by alterations and extensions.
- (e)** Post 1940: only buildings that are wholly complete and of the highest level of architectural or historic interest that is unaffected by inappropriate alterations and extensions.

### CRITERION 2: HISTORIC INTEREST

**3.2** The historic interest of a building or group of buildings, shall be judged according to the following:

#### **(a) Historic Association**

- i.** well authenticated historical association with a notable person(s) or event;
- ii.** figures or events of national interest with a direct association;
- iii.** figures or events of local interest with a prolonged and direct association;
- iv.** the contribution made by the individual or event to the local scene;
- v.** the importance of the building in relation to the work / influence of the person or event in question;

- vi.** a key association with a notable figure or event, particularly if this figure or event influenced local or national events during the association with the building in question.

#### **(b) Social Importance**

The development of an area is often influenced by an individual building, which may play an integral part in the shape of the area, or in the local social scene.

Such buildings may include Churches, Schools, Village and Town Halls, Chapels, Public Houses, Memorials, places of employment and Workhouses, which formed a focal point or key social role in the history of the area.



#### **(c) Age and Rarity**

- i.** As identified above in Criterion 1
- ii.** Raresurviving examples of a particular type or form of building, material or style.

**CRITERION 3:  
ARCHITECTURAL INTEREST**

**3.3** The architectural interest of a building or group of buildings, shall be judged according to the following criteria:

**(a) Artistic Innovation or Virtuosity**

- i. early local examples of a particular architectural style;
- ii. use of quality materials and workmanship;
- iii. the work of a notable local Architect (same determining factors as for Historic Association);
- iv. architectural merit as recognised by local or national awards, or in such publications as 'Hampshire Treasures' (Hampshire County Council) or 'Buildings of England' (Pevsner / Lloyd).

**(b) Technological Innovation or Virtuosity**

- i. early local examples of a particular type of building, or early local use of a new material or building technique (e.g. 19th century concrete etc.);

- ii. use of quality materials and workmanship.

**(c) Group Value**

- i. terraces, enclosing buildings (surrounding squares, farm-yards etc.), uniform rows etc;
- ii. early local examples of deliberate town planning;
- iii. groups which as a whole have a unified architectural or historic value to the local area.



**(d) Landmarks**

- i. pubs, churches, factories, cinemas, banks etc.;
- ii. buildings that are a focal point of social and visual interest;
- iii. form a landmark, from within or from outside of an area;
- iv. of good general architectural or historic interest.

## 4.0 PROTECTION OF BUILDINGS OF LOCAL INTEREST

**4.1** Whilst there is no specific statutory protection for unlisted buildings outside of conservation areas, the Borough Council has a responsibility to make every effort within its powers to protect the historic environment. This can include, if it is appropriate, the serving of an 'Article 4(1) Direction' on a locally important building, that removes the permitted development rights (including demolition) granted by Article 3 of the General Permitted Development Order 1995. The Council shall therefore, as far as possible, resist the loss, or inappropriate development of, any building identified as being of local architectural or historic interest, including the service of Article 4(1) Directions as and when appropriate.

### Demolition

**4.2** The Council will, as far as possible, resist the demolition of a building identified according to the above criteria as being of local architectural or historic interest.

**4.3** When required, planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond restoration or sensitive reuse, or is of insufficient architectural or historic interest to merit its retention over the proposed redevelopment.



**4.4** An applicant wishing to demolish a building of local interest will need to demonstrate that they have thoroughly investigated all possible means of retention and/or reuse, before the Council will consider the merits of a proposed replacement building(s). Where the principle of the demolition of a building of local interest is established, there will be a strong presumption towards its replacement with a building that is of equal or greater architectural merit, and is implemented with high quality materials and workmanship.

### Alterations and Extensions

**4.5** The majority of extensions and external alterations will require planning permission. These should be designed with special regard to the architectural and historic interest of the building. If you are in any doubt about whether planning permission or any other consent is required for the works you wish to carry out, please contact the duty planning officer.

**4.6** When required, planning permission will normally only be granted for external alterations and extensions that would preserve the character and appearance of a building of local interest.

**4.7** Further guidance on extensions and alterations can be found in the Supplementary Planning Guidance document, "The Historic Environment: Listed Buildings".

**4.8** The conservation officers are happy to assist owners with advice concerning any aspect of owning a building of local interest.

# CONTACTS

Planning, Environment  
and Transport Department,  
Basingstoke and Deane Borough Council,  
Civic Offices,  
London Road,  
Basingstoke,  
Hampshire, RG21 4AH

(01256) 844844

[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

## **ENVIRONMENTAL REGENERATION TEAM**

Conservation, Urban Design and  
Regeneration, Landscape, Protected Trees

Direct Tel: (01256) 845414 or 845742

E-mail: [j.barrow@basingstoke.gov.uk](mailto:j.barrow@basingstoke.gov.uk)

## **DEVELOPMENT CONTROL TEAM**

(including Duty Planning Officer)

Tel: (01256) 844844

E-mail: [development.control@  
basingstoke.gov.uk](mailto:development.control@basingstoke.gov.uk)

# FURTHER READING

**English Heritage:** Enabling  
Development and the Conservation of  
Heritage Assets. June 1999.

**English Heritage:** Building Regulations  
and Historic Buildings. September 2002.

**English Heritage + CABE:** Building in  
Context. 2001.

**English Heritage:** Informed  
Conservation. 2001.

# GLOSSARY

## **ARTICLE 4 DIRECTION:**

Additional planning  
tool removing Permitted  
Development Rights  
from buildings/areas  
(to ensure the retention  
of traditional details).

## **PERMITTED**

### **DEVELOPMENT RIGHTS:**

Development that does not  
require planning permission.



INVESTOR IN PEOPLE



**Basingstoke and Deane Borough Council**

Civic Offices London Road Basingstoke Hampshire RG21 4AH

**Telephone: (01256) 844844 Textphone: (01256) 845400**

**[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)**

Designed and produced by Corporate Resources, Basingstoke and Deane Borough Council. January 2003